

Dane County Rezone & Conditional Use Permit

Application Date	Petition Number
10/20/2016	DCPREZ-2016-11069
Public Hearing Date	C.U.P. Number
12/13/2016	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MICHAEL L DORROUGH	PHONE (with Area Code) (818) 399-0839	AGENT NAME ANDREW MOORE	PHONE (with Area Code) (608) 288-1860
BILLING ADDRESS (Number & Street) 5221 COLLIER PL		ADDRESS (Number & Street) 2918 MARKET PLACE DR SUITE 108	
(City, State, Zip) WOODLAND HILLS, CA 91364		(City, State, Zip) FITCHBURG, WI 53719	
E-MAIL ADDRESS DORROUGH@AOL.COM		E-MAIL ADDRESS AMOORE@MOORESURVEYINGLLC.COM	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP		ADDRESS OR LOCATION OF REZONE/CUP	
5500 LINCOLN RD					
TOWNSHIP OREGON	SECTION 10	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0509-103-9311-4					

REASON FOR REZONE			CUP DESCRIPTION	
SEPARATING EXISTING RESIDENCE FROM FARMLAND				
FROM DISTRICT:	TO DISTRICT:	ACRES	DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
A-2 (8) Agriculture District	A-2 (2) Agriculture District	2.01		

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials: <i>AM</i>	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>AM</i>	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials: <i>AM</i>	INSPECTOR'S INITIALS HJH3	SIGNATURE:(Owner or Agent) <i>[Signature]</i>
				PRINT NAME: ANDREW MOORE
				DATE: 10/20/16



PLANNING DEVELOPMENT

Zoning Change Application

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items that must be submitted with your application:

- o **Written Legal Description of the proposed Zoning Boundaries**
Legal description of the land that is proposed to be changed. The description may be a lot in a plat, Certified Survey Map, or an exact metes and bounds description. A separate legal description is required for each zoning district proposed. The description shall include the area in acres or square feet.
- o **Scaled Drawing of the location of the proposed Zoning Boundaries**
The drawing shall include the existing and proposed zoning boundaries of the property. All existing buildings shall be shown on the drawing. The drawing shall include the area in acres or square feet.

Owner's Name KAREN + MICHAEL DORROUGH Agent's Name ANDREW MOORE
 Address 5221 COLLIER PLACE Address 2918 MARKET PLACE DR SUITE 108
 Phone WOODLAND HILLS CA 91364 Phone FITCHBURG WI 53719
818-399-0839 608-288-1860
 Email DORROUGHEL@AOL.COM Email AMOORE@MOORESURVEYINGLCC.COM

Town: OREGON Parcel numbers affected: 042/0509-103-9311-4
 Section: 10-5-9 Property address or location: 5500 LINCOLN ROAD
 Zoning District change: (To / From / # of acres) A-2(8) to A-2(2)

Soil classifications of area (percentages) Class I soils: % Class II soils: 60% Other: 40%
100% MIAMI SILT LOAM

Narrative: (reason for change, intended land use, size of farm, time schedule)

- Separation of buildings from farmland
- Creation of a residential lot
- Compliance for existing structures and/or land uses
- Other:

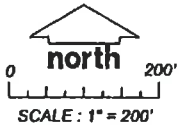
I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: ANDREW MOORE

Date: 10/20/2016

PROPOSED RE-ZONE

PART OF THE SW 1/4 OF THE SW 1/4, SECTION 10, TOWN 05 NORTH, RANGE 09 EAST,
TOWN OF OREGON, DANE COUNTY, WISCONSIN.



PART OF THE SW 1/4 - SW 1/4

NOTES

1. BEARINGS ARE REFERENCED TO THE NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AS RECORDED ON CSM # 7973.

PROPERTY SURVEYED:
5500 LINCOLN ROAD
OREGON, WI 53575

SURVEYED FOR:
KAREN DORROUGH

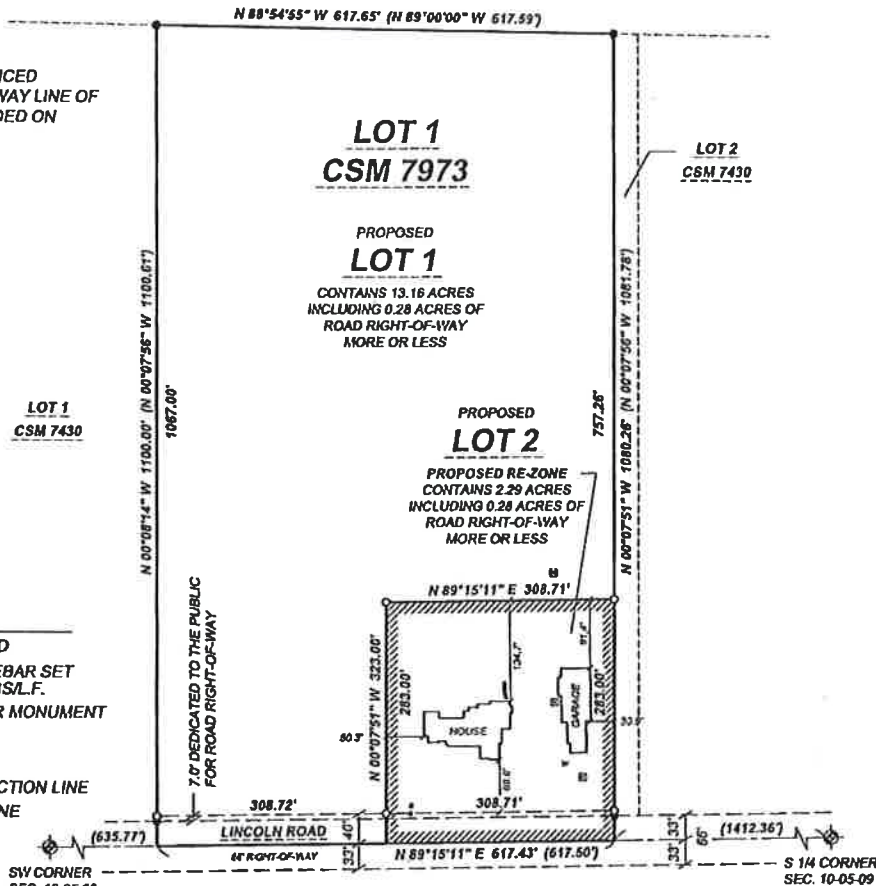
SURVEYED BY:
MOORE SURVEYING, LLC
2918 MARKETPLACE DR.
SUITE 108
FITCHBURG, WI 53719
(608) 288-1880

DATE OF SURVEY:
OCTOBER 06, 2016

PROJECT: 2210

LEGEND

- 3/4" REBAR FOUND
- 3/4" X 24" IRON REBAR SET WEIGHING 1.50 LBS/L.F.
- ⊕ SECTION CORNER MONUMENT
- ⊠ RADIO TOWER
- (40) RECORDED DATA
- CENTERLINE / SECTION LINE
- - - RIGHT-OF-WAY LINE
- LOT LINE
- CROP LAND
- PROPERTY LINE
- ▨ PROPOSED RE-ZONE
- WELL
- SEPTIC VENTS / MH



LEGAL DESCRIPTION OF PROPOSED RE-ZONE

PART OF THE SW 1/4 OF THE SW 1/4, SECTION 10, TOWN 05 NORTH, RANGE 09 EAST,
TOWN OF OREGON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, S 89°15'11" W, 1412.36 FEET TO THE POINT OF BEGINNING; THENCE N 00°07'51" W, 323.00 FEET; THENCE S 89°15'11" W, 308.71 FEET; THENCE S 00°07'51" E, 323.00 FEET; THENCE N 89°15'11" E, 308.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.29 ACRES INCLUDING 0.28 ACRES OF ROAD RIGHT-OF-WAY MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS,
RIGHTS-OF-WAY AND EASEMENTS.

SURVEYORS CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH AE-7 AND CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF OREGON AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF KAREN DORROUGH, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

DOCUMENT NO. _____

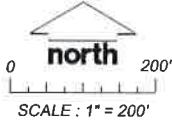
VOL. _____ PAGES _____

CERTIFIED SURVEY MAP NO. _____

ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028

PRELIMINARY CERTIFIED SURVEY MAP

PART OF THE SW 1/4 OF THE SW 1/4, SECTION 10, TOWN 05 NORTH, RANGE 09 EAST,
TOWN OF OREGON, DANE COUNTY, WISCONSIN.



PART OF THE SW 1/4 - SW 1/4

NOTES

1. BEARINGS ARE REFERENCED TO CSM # 7973.

PROPERTY SURVEYED:
5500 LINCOLN ROAD
OREGON, WI 53575

SURVEYED FOR:
KAREN DORROUGH

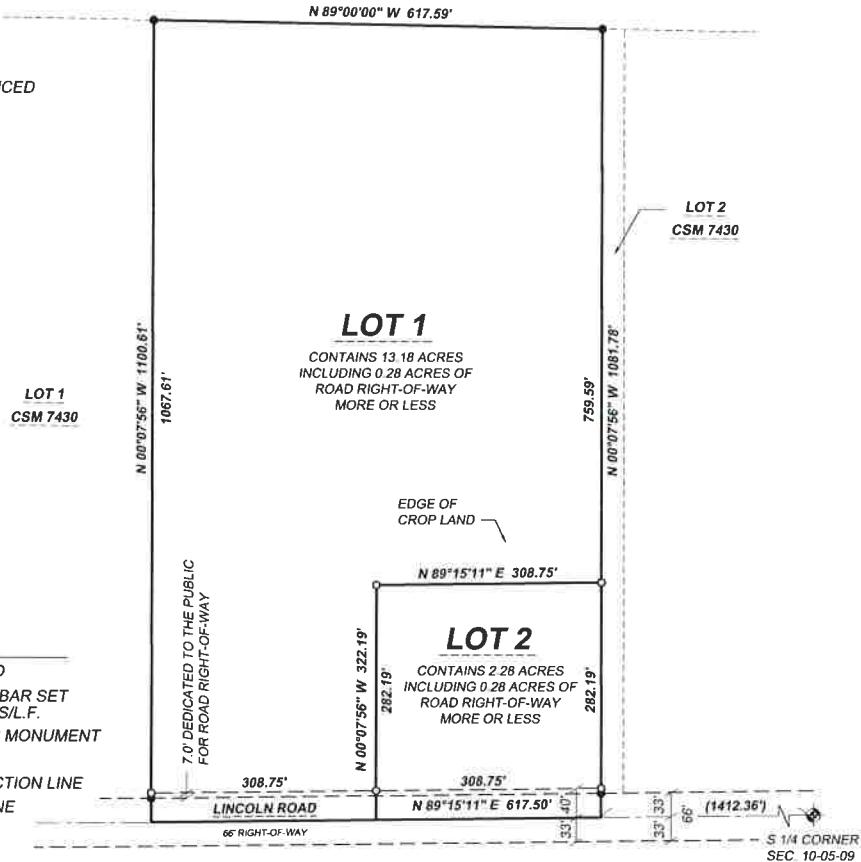
SURVEYED BY:
MOORE SURVEYING, LLC
2918 MARKETPLACE DR.
SUITE 108
FITCHBURG, WI 53719
(608) 288-1860

DATE OF SURVEY:
OCTOBER 06, 2016

PROJECT: 2210

LEGEND

- 3/4" REBAR FOUND
- 3/4" X 24" IRON REBAR SET WEIGHING 1.50 LBS/L.F.
- ⊕ SECTION CORNER MONUMENT (40')
- CENTERLINE / SECTION LINE
- - - RIGHT-OF-WAY LINE
- · · LOT LINE
- CROP LAND
- PROPERTY LINE



LEGAL DESCRIPTION

PART OF THE SW 1/4 OF THE SW 1/4, SECTION 10, TOWN 05 NORTH, RANGE 09 EAST,
TOWN OF OREGON, DANE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

LOT 1 CSM # 7973.

SAID PARCEL CONTAINS 15.47 ACRES MORE OR LESS.

SUBJECT TO RECORDED AND UNRECORDED RESTRICTIONS, RESERVATIONS,
RIGHTS-OF-WAY AND EASEMENTS.

SURVEYORS CERTIFICATE

I, ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH AE-7 AND CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF OREGON AND DANE COUNTY, WISCONSIN. I ALSO CERTIFY THAT BY THE DIRECTION OF KAREN DORROUGH, I HAVE MAPPED THE LANDS DESCRIBED AND THAT THIS MAP IS A CORRECT REPRESENTATION THEREOF.

DOCUMENT NO. _____

VOL. _____ PAGES _____

CERTIFIED SURVEY MAP NO. _____

ANDREW R. MOORE, PROFESSIONAL LAND SURVEYOR, S-3028

SHEET 1 OF 2

PRELIMINARY CERTIFIED SURVEY MAP

**PART OF THE SW 1/4 OF THE SW 1/4, SECTION 10, TOWN 05 NORTH, RANGE 09 EAST,
TOWN OF OREGON, DANE COUNTY, WISCONSIN.**

TOWN OF OREGON CERTIFICATE

THIS CERTIFIED SURVEY MAP, INCLUDING THE PUBLIC ROAD RIGHT-OF-WAY DEDICATION DESIGNATED HEREIN, IS HEREBY
ACKNOWLEDGED AND ACCEPTED BY THE TOWN BOARD OF THE TOWN OF OREGON, DANE COUNTY, WISCONSIN

ON THIS _____ DAY OF _____, 20_____

TOWN OF OREGON DATE

VILLAGE OF OREGON CERTIFICATE

THIS CERTIFIED SURVEY MAP, INCLUDING THE PUBLIC ROAD RIGHT-OF-WAY DEDICATION DESIGNATED HEREIN, IS HEREBY
ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF OREGON, DANE COUNTY, WISCONSIN

ON THIS _____ DAY OF _____, 20_____

VILLAGE OF OREGON DATE

REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20_____ AT _____
AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS, PAGES _____.

KRISTI CHLEBOWSKI, DANE COUNTY REGISTER OF DEEDS DATE

DANE COUNTY CERTIFICATE

APPROVED FOR RECORDING PER DANE COUNTY ZONING AND LAND REGULATION COMMITTEE ACTION OF

_____, BY _____, AUTHORIZED REPRESENTATIVE.

OWNER'S CERTIFICATE

AS OWNER(S) WE CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED,
MAPPED AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY
MAP IS REQUIRED BY SEC. 75.17(1)(a), DANE COUNTY CODE OF ORDINANCES, TO BE SUBMITTED TO THE DANE COUNTY ZONING
AND LAND REGULATION COMMITTEE FOR APPROVAL. IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE
SUBMITTED TO THE TOWN OF OREGON AND THE VILLAGE OF OREGON FOR APPROVAL.

SIGNED THIS _____ DAY OF _____, 20_____

KAREN DORROUGH DATE

MICHAEL L. DORROUGH DATE

STATE OF WISCONSIN)
COUNTY OF DANE) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE-
NAMED PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DOCUMENT NO. _____

VOL. _____ PAGES _____

CERTIFIED SURVEY MAP NO. _____

TOWN OF OREGON

0509-103-9311-4

APPLICATION FOR LAND USE CHANGE

Submittal Fee: \$100.00 each submittal plus \$20.00 per additional petition.*

1. NAMES — Owner

Applicant (if other than Owner)

Name Karen Dorrrough

Name _____

Street 5500 Lincoln Rd

Street _____

City, State, Zip Oregon

City, State, Zip _____

Phone: Days _____ Cell 818-399-0839

Phone: Days _____ Cell _____

5221 Collier Pl

2. PROPERTY LOCATION 818-998-2824

Section: _____ Property size: _____ Property zoning: _____ Parcel No(s): _____

Property Address: 5500 Lincoln Road

3. REQUEST: Applicant must review town ordinance requirements for submittal. Applicant is also responsible for filing necessary paperwork with the County.

Nonresidential Site Plan Review (Ordinance 10.1.9)

1. Required for any construction, expansion or conversion of structures other than single family residences, agricultural structures or agricultural accessory buildings.
2. Submit 13 sets of site plans.
3. Submit the Site Plan Review Application.
4. Site Plan Review for _____

Land Division or Certified Survey Map (CSM) (Ordinance 10.10.4)

1. Required for any land division that creates 2, but not more than 4 lots.

② Has a Density Study Report by Dane County been completed? yes

3. Submit 12 copies Proposed & Final Certified Survey Map (CSM).
4. Submit the Town of Oregon Land Division Application. ✓
5. Submit a copy of the completed Dane County Land Division Application. ✓
6. If applicable, may require approval from the Village of Oregon.
7. Reason for land division want to sell home sitting on Right Front of property

Plat or Subdivision (Ordinance 10.10.4)

1. Required for any land division that creates 5 or more lots or a subdivision.
2. Has a Density Study Report by Dane County been completed?
3. Submit 12 copies of Preliminary & Final Plat.
4. Submit the Town of Oregon Land Division Application.
5. Submit a copy of the completed Dane County Land Division Application
6. If applicable, may require approval from the Village of Oregon.
7. Reason for plat or subdivision _____

Zoning Amendment

1. Required for any change in zoning district.
2. Zoning change from _____ District to _____ District for _____ acres
3. Submit a copy of the completed Dane County Zoning Change Application.
4. Reason for change _____

Conditional Use Permit (CUP)

1. Required for any change in the use of property that requires a conditional use in the zoning district.
2. Submit a written statement of the intended use of the property.
3. Submit a copy of the completed Dane County Application for a Conditional Use Permit (CUP).
4. Conditional Use Permit for _____

Variance

1. Required for any request for variance from the County Zoning Code.
2. Submit a copy of the completed Dane County Variance Application
3. The Applicant will receive a letter from the Town acknowledging that they informed the Town of their intent to apply for a Variance. *Required by Dane County.
4. Variance for _____

4. SIGNATURE

Owner Karen Dorrrough 7.16 Date

Applicant (if other than Owner) _____ Date

* Pre-Application Consultation with Plan Commission is recommended before submitting any application or payment of fees. There is no charge for consultation.

Land Division/CSM Application

1) Preliminary Parcel Division Inquiry

Has the Applicant attended a pre-consultation with the Plan Commission?

yes

Is this a Plat or Certified Survey Map (CSM) Land Division? - yes

Has a Dane County Density Study been completed? yes

2) Land Division Record

Total Acres Owned: 15.2 ±

Total # of Splits Allowed? 2

Size of Parcels Created: 13 ±

Parcel 1) _____ acres Parcel 2) _____ acres Parcel 3) _____ acres Parcel 4) _____ acres

*Only 4 lots can be created using Certified Survey Map. Additional lots will require a plat.

3) Submittal Requirements

Requirements for Plat or Subdivision: See Ordinance 10.10.4-2(a)(2).

- A) Preliminary Layout of Public Improvements.
- B) Preliminary Street and Drainageway Plans and Profiles.
- C) Soil Testing.
- D) Use Statement.
- E) Zoning Changes.
- F) Area-Wide Information.
- G) Erosion Control and Stormwater Management Plan.
- H) Development Report.
- I) Affidavit.

Requirements for Land Division or Certified Survey Map (CSM): See Ordinance 10.10.4.

- A) Property Boundaries - CSM
- B) Woodlands & Lanscape (existing & planned) none
- C) Utility & Other Easement Locations (existing & planned) none
- D) Slopes over 12% highlighted none
- E) Topography: flat, rolling, steep rolling
- F) Existing Structures none
- G) Driveways (existing & planned) 1
- H) Wetlands, streams, rivers, ponds, drainage none
- I) Livestock Confinement Areas none
- J) Soil Type
- K) Use Statement ag-1

4) Agreement for Services

AGREEMENT OF SERVICES
REIMBURSABLE BY PETITIONER/APPLICANT

The Town may retain the services of professional consultants (including planner, engineers, architect, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the Town's review of proposal coming before the Plan Commission and Town Board. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional services applicable to the proposal. The Town may apply the charges for these services to the Petitioner. The Town may delay acceptance of the application of petition as complete, or may delay final approval of the proposal, until such fees are paid by the Petitioner. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the Town as a special assessment to the subject property. The Petitioner shall be required to provide the Town with an executed copy of the following form as a prerequisite to the processing of the development application:

AGREEMENT AS TO COSTS WITH THE TOWN OF OREGON

Karen Darray, the applicant/petitioner for Land Division
(Nature of application/petition)
dated Oct. 7, 20 16 agrees, in addition to those normal costs payable by an applicant /petitioner

(e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the Town of Oregon, in the judgement of its staff, to obtain additional professional services(e.g. engineering , surveying, planning, legal) than normal would be routinely available "in house" to enable the Town to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the Town for the costs thereof.

Date this 7th day of Oct, 20 16.

Karen Darray
Signature & Title of Applicant/Petitioner

5) Submittal Form Letter

Please submit a letter explaining the reason for the land division application.

want to sell house sitting on the right front of this property.

6) **Compliance:** The Applicant must comply with all the General Provision outlined in Ordinance 10.10.1-2. No building permits will be issued until the applicant has complied with all requirements.



DANE COUNTY PLANNING & DEVELOPMENT

Room 116, City-County Building, Madison,
Wisconsin 53703
Fax (608) 267-1540

September 27, 2016

Karen Dorrough
5221 Collier Place
Woodland Hills, CA 91364

RE: DCPDEN-2016-00040

Dear Ms. Dorrough:

Attached is the Density Study Report and supporting information you requested for your property in Section 10 of the Town of Oregon.

Based on the policies of the *Town of Oregon / Dane County Comprehensive Plan*, the entire 143-acre original Denton farm, from which your lot was created, would have up to two potential homesites.

On the phone, we discussed dividing your existing lot (CSM 7073, Lot 1) into two lots as follows:

1. A two-acre or larger lot in either the RH-1 or A-2(2) zoning district for the existing house, and
2. A lot of approximately 13 acres in the A-2(8) zoning district, with a recorded deed restriction prohibiting residential use, for the agricultural field.

Under those circumstances, you would not be creating a new homesite, and Dane County would not count the land division and rezone against the town development density cap.

I hope this information is helpful. If you have any other questions or comments, please don't hesitate to contact me at (608) 267-4115 or via email at standing@countyofdane.com.

Sincerely,

Brian Standing
Senior Planner

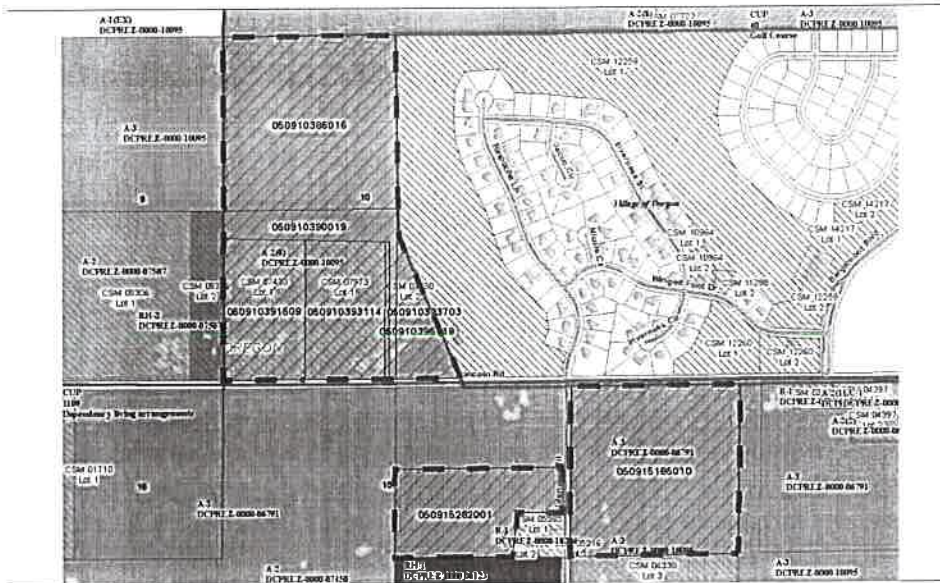
Enclosures.

cc: Denise Arnold,, Town of Oregon Clerk

DRAFT: FOR DISCUSSION PURPOSES ONLY

IMPORTANT NOTE: ACREAGE VALUES AND OWNERSHIP HEREIN ARE DERIVED FROM HISTORICAL AND CURRENT RECORDS LOCATED AT THE DANE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT (EG. GIS, PLAT BOOKS, ZONING PERMIT DATA, CSM'S, ETC). DENSITY POLICIES VARY AMONG TOWNS AND MAY REQUIRE INTERPRETATION.

		Applicant: Karen Dorrough			
Town	Oregon	A-1EX Adoption	1/5/1995	Orig Farm Owner	Arden & Ethel Denton
Section:	10, 15	Density Number	35	Original Farm Acres	143.38
Density Study Date	9/27/2016	Original Splits	4.1	Available Density Unit(s)	2



Reasons/Notes:

Homesites created to date: 2 per CSMs 7430 & 7973.

Note: Property is within the ETJ of the Village of Oregon. If properly deed-restricted, creation of a new agriculture-only lot would not count against the density cap.

Note: Parcels included in the density study reflect farm ownership and acreage as of the date of town plan adoption, or other date specified. Density study is based on the original farm acreage, NOT acreage currently owned.

Parcel #	Acres	Owner Name	CSM
050910396719	6.46	DAVID A DENTON & TERESA A DENTON	
050910393703	0.72	DAVID A DENTON & TERESA A DENTON	07430
050910390019	8.35	DAVID A DENTON & TERESA A DENTON	
050910385016	40.99	DAVID A DENTON & TERESA A DENTON	
050915282001	17.41	DONALD G DENTON	
050910391509	15.69	ERIC M SCHWARTZ & SARA W SCHWARTZ	07430
050910393114	15	MICHAEL L DORROUGH & KAREN DORROUGH	07973
050915185010	38.76	TIMOTHY J HAAK & DIANE C HAAK	



Dane County Department of Planning & Development
Application for Density Study Report

RECEIVED

SEP 26 2016

Date: 9-21-2016

DANE COUNTY PLANNING & DEVELOPMENT

Landowner information:

Name: Karen - Michael
Address: 5221 Collier Pl City: Woodland Hills Zip Code: 91364
Daytime phone: 918-998-2824 - cell: 818-399-0839
Fax: _____ E-mail: dorrroughelo@aol.com

Applicant information (if different from landowner):

Name: _____
Address: _____ City: _____ Zip Code: _____
Daytime phone: _____
Fax: _____ E-mail: _____
Relationship to landowner: _____
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information:

Property address: 5500 Lincoln Rd, Oregon 53575
Parcel ID #: _____

Legal description of property:
_____ 1/4 of _____ 1/4, Section _____, Town of _____

OR
Certified Survey Map ID: 7973 Lot 1

Sketch map provided? Yes No

Additional information (optional):

Name of owner of original farm (if known): Denton

Are there any recorded agreements, liens, deed restrictions, easements or other legally binding documents that would affect the number or distribution of potential building sites on the property?

Yes No Don't know
Reg. of Deeds Doc. No. (if known) _____

Comments: Reason for the application: desire to sell the home and retain the acreage as agriculture as it is currently leased & farmed.

Please allow 3-6 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.